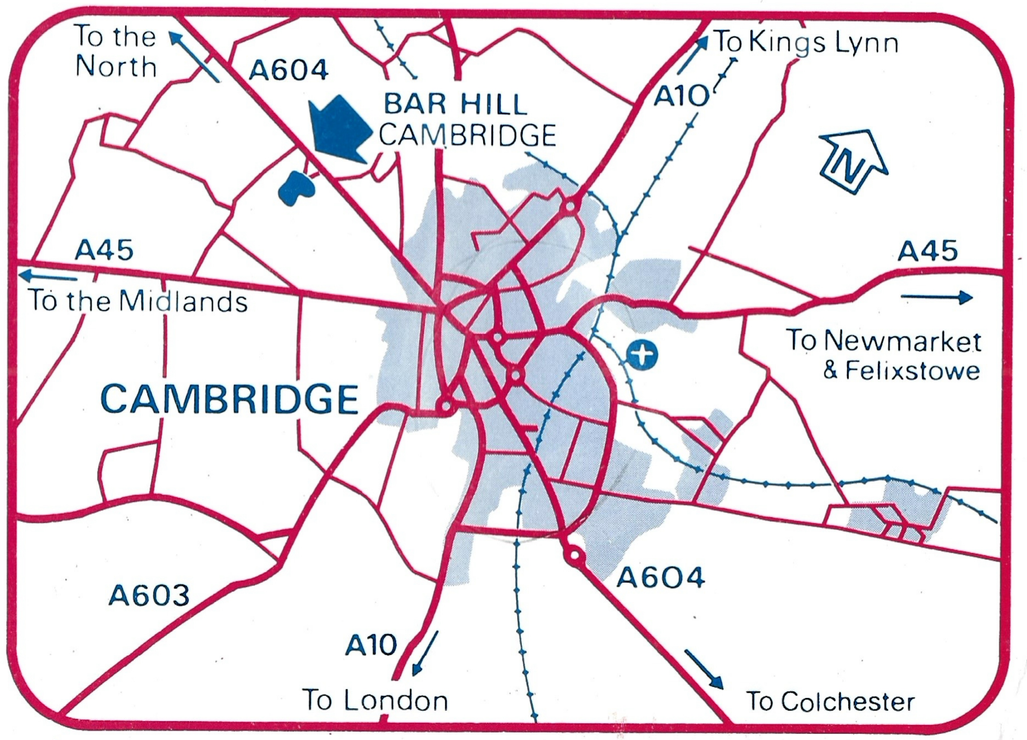
# BAR HILL CAMBRIDGE

## enters a new era of expansion and prosperity!

A DEVELOPMENT BY TRAFALGAR HOUSE




# The Bar Hill concept

Bar Hill, Cambridge is probably unique.
A new private enterprise development by the Trafalgar House Group, it incorporates extensive residential areas, an hotel, a golf course, a shopping centre, an office complex and a thriving industrial and warehousing estate.

## Designed for growth

Set in attractive Cambridgeshire countryside, in East Anglia's most prosperous quarter, Bar Hill is a self-sufficient community on the edge of Cambridge. It is part of a larger area supporting 250,000 people where labour is comparatively inexpensive and where the diverse industries already established in Cambridge have attracted a wide variety of skilled and semi-skilled personnel.

## Highly skilled technicians

Arising from its close proximity to the Universities, Bar Hill is able to offer an unparalleled standard of high technologically trained and qualified personnel engaged in a very diverse range of science based industrial and research work. The many existing establishments of this nature already located within the Bar Hill complex bear witness to the town's proven location and its ability to attract many of the world's most highly skilled technicians.

## Twenty three acres

With twenty-three acres of land for factories and warehouses Bar Hill offers space for you in Cambridgeshire. And space for you to grow.

This is the Bar Hill concept.

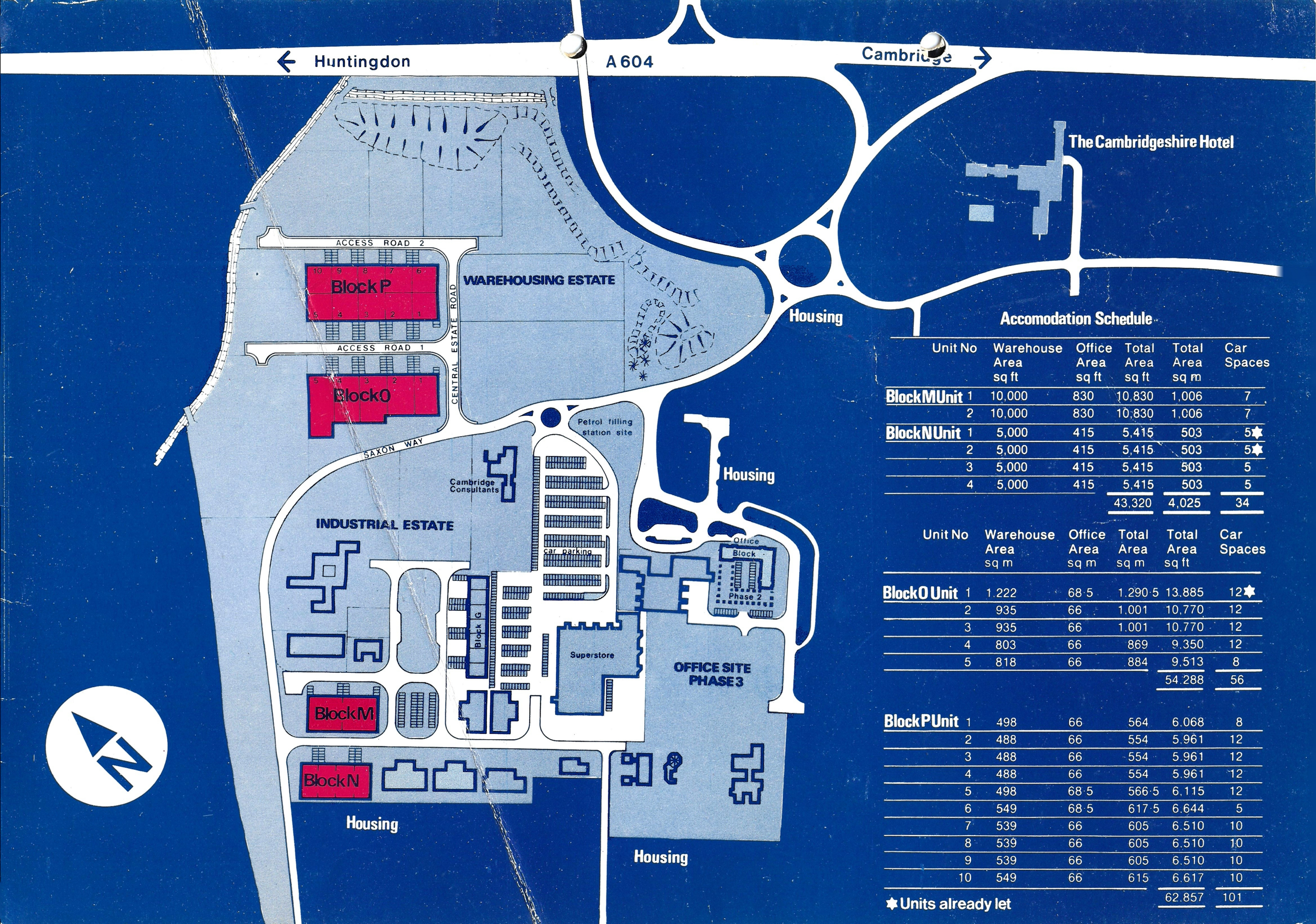
# The Bar Hill benefits

The Bar Hill Warehousing Estate is believed to be the only development in East Anglia with immediately adjacent housing, shops, hotel, golf course and full recreation facilities.

National and international organisations such as Philips, Boots, Tesco and Ciba-Geigy are among tenants at Bar Hill.

Your staff will benefit from Bar Hill, too. The local amenities, attractively priced new homes and easy travelling make Bar Hill a fine centre for work, life and leisure.
The development is of attractive brick and steel construc tion, incorporating excellent loading and parking facilities. with first floor ancillary offices provided. Height to eaves is 20 ft. and floor loading 600 lbs. per sq. ft.

And by making arrangements through the joint sole agents, Douglas January & Partners or Grant & Partners, you can visit Bar Hill at short notice.




## Accomodation Schedule

| | Unit No | Warehouse Area sq ft | Office Area sq ft | Total Area sq ft | Total Area sq m | Car Spaces |
|---|---|---|---|---|---|---|
| Block M Unit | 1 | 10,000 | 830 | 10,830 | 1,006 | 7 |
| | 2 | 10,000 | 830 | 10,830 | 1,006 | 7 |
| Block N Unit | 1 | 5,000 | 415 | 5,415 | 503 | 5✱ |
| | 2 | 5,000 | 415 | 5,415 | 503 | 5✱ |
| | 3 | 5,000 | 415 | 5,415 | 503 | 5 |
| | 4 | 5,000 | 415 | 5,415 | 503 | 5 |
| | | | | 43,320 | 4,025 | 34 |

| | Unit No | Warehouse Area sq m | Office Area sq m | Total Area sq m | Total Area sq ft | Car Spaces |
|---|---|---|---|---|---|---|
| Block O Unit | 1 | 1.222 | 68·5 | 1.290·5 | 13.885 | 12✱ |
| | 2 | 935 | 66 | 1.001 | 10.770 | 12 |
| | 3 | 935 | 66 | 1.001 | 10.770 | 12 |
| | 4 | 803 | 66 | 869 | 9.350 | 12 |
| | 5 | 818 | 66 | 884 | 9.513 | 8 |
| | | | | | 54.288 | 56 |
| Block P Unit | 1 | 498 | 66 | 564 | 6.068 | 8 |
| | 2 | 488 | 66 | 554 | 5.961 | 12 |
| | 3 | 488 | 66 | 554 | 5.961 | 12 |
| | 4 | 488 | 66 | 554 | 5.961 | 12 |
| | 5 | 498 | 68·5 | 566·5 | 6.115 | 12 |
| | 6 | 549 | 68·5 | 617·5 | 6.644 | 5 |
| | 7 | 539 | 66 | 605 | 6.510 | 10 |
| | 8 | 539 | 66 | 605 | 6.510 | 10 |
| | 9 | 539 | 66 | 605 | 6.510 | 10 |
| | 10 | 549 | 66 | 615 | 6.617 | 10 |
| | | | | | 62.857 | 101 |

✱ Units already let

## Specification:
## Industrial/Warehouse Units M & N:–

The buildings are constructed in a concrete portal frame with brick and steel cladding, fully insulated with an eaves height of 18ft. clear and a floor loading of 400 lbs. per sq. ft. Ancillary offices are provided at mezzanine level in each unit with good toilet facilities for both sexes and excellent loading and car parking facilities.

## Industrial/Warehouse Units O & P:

The units are constructed of a steel portal frame with brick and steel cladding. The floors are designed to take a superimposed loading of 600 lbs. per sq. ft. with an eaves height of 20 ft. clear. Ancillary offices are provided to each unit with male and female toilet accommodation. All main services are connected and loading and car parking facilities are fully self contained.

The entire development is landscaped to a high standard and can be readily seen from the A.604.

## Terms:

Our clients are offering new full repairing and insuring leases of 25 years duration with rent reviews at five yearly intervals. The ingoing tenant is responsible for both parties legal costs. A service charge provision is written into the contract based on the maintenance and upkeep of common areas.

## Land:

There are also sites for individual industrial and warehousing construction, which can be designed and built to tenants and purchasers specifications.

Terms are available on request.

## Cash Grant Availability:

Our clients are offering cash grants of £4,000 per unit (non-repayable) to early occupiers of the buildings in order to assist them with their fitting out costs. This unique offer is available only to companies in the early stages of the estate's disposal.

## Plans and Viewing:

Full information, plans and appointments to view the estate at short notice can be obtained by contacting the Joint Sole Agents,


GRANT & PARTNERS

50 Mount Street, London W1Y 6RE
Telephone: 01-629 8501

DOUGLAS L JANUARY & PARTNERS

7-8 Downing Street, Cambridge CB2 3DR
Telephone: Cambridge 63291



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A DEVELOPMENT BY TRAFALGAR HOUSE